

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

No. 30,771 9

TRUSTEES' SALE OF VALUABLE FEE SIMPLE REAL ESTATE

By virtue of the appointment of Edwin F. Nikirk II and Richard M. Winters as Trustees for the purpose of sale, and the Power of Sale granted by a Decree of the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, in a proceeding known as Franklin Lee Lantz vs. Vivian F. Lantz, No. 30,771 Equity, dated January 27, 1981, the Trustees will offer for sale at the Frederick County Court House door on

**TUESDAY, MARCH 3, 1981
AT 11:00 A.M.**

all the herein described real estate, together with improvements thereon, described as follows:

BEGINNING at a stake and stones on the North side of the Public Road leading from Deerfield to Foxville and running thence (1) S 10° W 20.3 perches; thence (2) S 34° E 52 perches; thence (3) N 39.75° E 26.2 perches; thence (4) N 44° W 60.64 perches to the point of beginning, containing six (6) acres and 136 perches of land, more or less.

BEING all and the same real estate which was conveyed unto I. Mary Staley, unmarried, by Franklin Lee Lantz by deed of even date and recorded among the Land Records of Frederick County, Maryland, prior to the recordation of this deed.

IMPROVEMENTS: The improvements to be sold are located at 15903 Foxville-Deerfield Road, Lantz, Maryland. The improvements consist of a one-story, stone and redwood sided house with full basement, one fireplace, one and a half baths, and a one car garage.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price in cash or check acceptable to the Trustees will be required of the purchaser or purchasers on the date of the sale. Balance of said purchase price to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland, and to bear interest from the date of sale to the date of settlement at the rate of eight percent (8%) per annum. Real estate taxes will be adjusted to the date of sale, and all costs and expenses of conveyancing are to be borne by the purchaser or purchasers.

EDWIN F. NIKIRK II

110 North Court Street

Frederick, Maryland 21701

RICHARD M. WINTERS

6 West Third Street

Frederick, Maryland 21701

Trustees

TROUT AUCTIONEERS, INC., Auctioneer

15 North Court Street

Frederick, Maryland 21701

(301) 663-1555

Frederick, Md.

March 5, 1981

This is to certify that the annexed *Trustee's Sale*

was published in *The News-Post*

a newspaper published in Frederick County on the following

dates: *Feb 12, 19, 26*

THE NEWS-POST

Per *J. Hyman*

J. Hyman

EXHIBIT NO. 1

Filed March 5, 1981